



City of Albany
 Department of Planning and Development
 200 Henry Johnson Boulevard
 Albany, New York 12210

FOR STAFF USE ONLY	
Date Submitted:	Fee Amt:
Date Complete:	Fee Paid:
Project #:	Staff:

Master Development Application Form

Use this form for all development permit applications

Part 1. APPLICATION FOR (Please check all application forms being submitted with this Master Application Form)		
<input type="checkbox"/> Development Permit	<input type="checkbox"/> Major Development Plan Review	<input type="checkbox"/> Design Review of Tall Buildings
<input type="checkbox"/> Minor Development Plan Review	<input type="checkbox"/> District Plan	<input type="checkbox"/> Amendment to Zoning Map or USDO Text
<input type="checkbox"/> Lot Line Adjustment	<input type="checkbox"/> Conditional Use Permit	<input checked="" type="checkbox"/> Area Variance
<input type="checkbox"/> Lot Consolidation	<input type="checkbox"/> Demolition Review	<input type="checkbox"/> Use Variance
<input type="checkbox"/> Sidewalk and Outdoor Café Permit	<input type="checkbox"/> Subdivision of Land	<input type="checkbox"/> Floodplain Variance
<input type="checkbox"/> Certificate of Appropriateness	<input type="checkbox"/> Historic Property Hardship Modification	<input type="checkbox"/> Administrative Adjustment
Part 2. Written Description of Proposed Project/Activity		
To construct a 20 x 25 foot garage / shed which requires set back to be changesd		
Part 3. Property Information		
Project Name (if applicable):		
Project Address: 2 Woodridge Street Albany New York 12203		
Tax Identification No: 40.12-5-25	Lot Size (sq. ft.) 11,301 sq. ft.	
Zoning District: R-1L	Abutting Zone Districts(s):	
Part 4. Property Owner Information		
Property Owner(s) Name(s): Anthony Navojosky and Sandra Navojosky		
Mailing Address: 2 Woodridge Street Albany New York 12203		
Phone No: (518) 312-7819	E-mail: anavojosky@gmail.com	
Part 5. Applicant Information (if different than property owner)		
Applicant Name:		
Mailing Address:		
Phone No:	E-mail:	
Part 6. Project Engineer Information (if applicable)		
Company Name:	Engineer Name:	License No:
Mailing Address:		
Phone No:	E-mail:	
Part 7. Project Architect Information (if applicable)		
Company Name:	Architect Name:	License No:
Mailing Address:		
Phone No:	E-mail:	

Part 8. Authorized Agent for this Application

Authorized Agent Name:

Mailing Address:

Phone No:

E-mail:

Part 9. Property Owner Consent

(Check the box below that applies to this application and sign in the space indicated below)

I am the Owner and have no other agent or representative authorized to represent me in this application. I understand the application must be complete and accurate prior to a hearing being scheduled, if required, or a decision being made. I grant the City of Albany Department of Planning and Development permission to access the property for inspection.

I hereby authorize the above listed Applicant and/or Agent to represent me in this application. . I understand the application must be complete and accurate prior to a hearing being scheduled, if required, or a decision being made. I grant the City of Albany Department of Planning and Development permission to access the property for inspection.

Print Owner Name(s)

Anthony Navojosky

Sandra Navojosky

Owner(s) Signature

Anthony Navojosky
Sandra Navojosky

Date

8/28/17
8/28/17

FOR STAFF USE ONLY	
Date Submitted:	Fee Paid:
Date Complete:	Staff:
Project #:	AV #:

AREA VARIANCE APPLICATION FORM

Part 1. Application Notes

An application for an Area Variance is a request for relief from the dimensional or development standards of the USDO for a specific property. An application may be submitted after denial of a proposed project or development by the Chief Planning Official or the Chief Building Official.

1. The Board of Zoning Appeals (BZA) reviews the application at a public hearing and makes its decision based on the standards in Section 375-5(E)(21)(c)(i).
2. Applicants have the burden to provide evidence of the hardship, to clearly communicate the benefits to be realized by the applicant and that any detriments to community or adjacent property owners are sufficiently mitigated in order for a variance to be approved.
3. The BZA is required to grant only the minimum variance that it deems necessary and adequate to address the hardship while preserving and protecting the character of the neighborhood and health, safety and welfare of the community.
4. The decision of the BZA is final and another application for the same or essentially the same approval cannot be submitted within one year from the date of the decision.

Note: A pre-application meeting is available upon request prior to submitting this application.

Part 2. General Information

Property Address: 2 Woodridge Street Albany New York 12203	Tax Identification #: 40.12-5-25
Zoning District: R – 1L	Current Use: Residential

Part 3. Project Description

(Describe the variance and identify the standard(s) or requirement(s) of the USDO proposed to be varied)

Select the type of standard or requirement being varied:

Lot area
 Lot width
 Impervious lot coverage
 Height
 Minimum setback
 Fence/wall standard
 Off-street parking/loading/circulation standard
 Landscaping/buffer standard
 Exterior lighting standard
 Signage
 Other *(Specify; must reference a specific standard in the USDO):* _____

Section number of USDO from which the variance is being requested: **1**_____

Current USDO requirement or standard: **25 foot minimum setback**_____

Proposed requirement or standard: **8 foot minimum setback**_____

Part 4. Character of the Neighborhood

Explain why the dimensional alteration being proposed will not result in a structure or a configuration that will be out of place in the neighborhood or zone district (e.g., the structure's overall size and footprint size and placement are similar to the structures on adjacent properties):

Structure will be designed to coincide with style of home. If will set back from road 36 feet. Woods on East side of structure and will only be visible from West side . Structure will be Cape Style with will match the design of the house. Siding and roof style will match as well. There are other homes will a similar structure on their property.

Part 5. Alternatives Considered

Describe the benefit to be achieved by the granting of the variance and why such benefit cannot otherwise be reasonably achieved (detail any alternatives that were considered and rejected, and include evidence where necessary to support your conclusions): **Requesting new structure and variance for storage of property maintenance machinery such as a riding mower, snow blower, etc. To be used possibly for a garage when necessary. Physical condition will require me to ride a mower, for walking will be minimal in future. I cannot use the North side of the property for there isn't enough distance between homes. Trees will have to be removed. Water and sewer lines run on the North side of the property as well. I feel the proposal will have the least impact on property and be the most aesthetic solution to blend into current home.**

Part 6. Substantiality

Indicated why the requested variance is not a substantial or contextually significant deviation from the prevailing regulation:
If allowed, The structure will still be set back from the road by at least 36 feet and will only exceed current variance by 17 feet for a span pf 20 feet.

Part 7. Impact on the Environment

Describe any potential impact on such factors as drainage, traffic circulation, dust, noise, odor, public services, among others (e.g., compliance with the USDO requirement to be varied would result in the removal of three mature trees and a natural berm):
The placement of the structure on the site we have chosen will have the least amount of impact on the property and the surroundings of the property

Part 8. Self-Created Difficulty

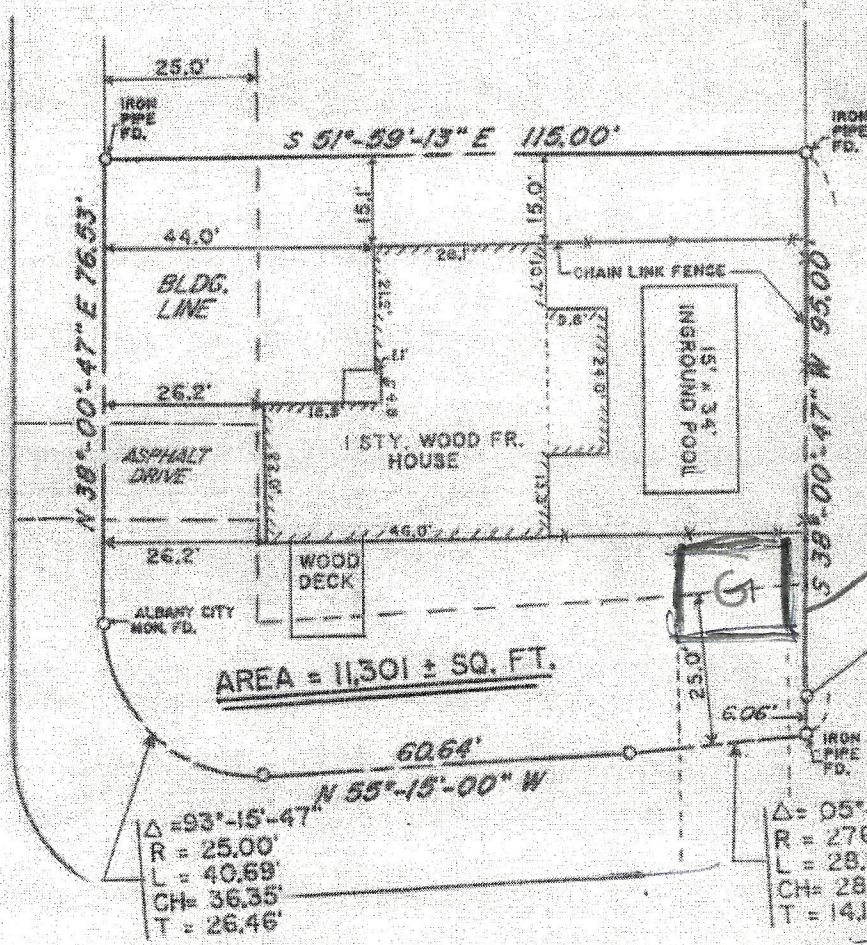
Explain why the need for the variance requested is no self-created (e.g., the lot was created in 1954 and does not comply with the minimum lot area requirements of the USDO): **We live on a corner lot which holds us to a setback on two sides of our property. The prior owners turned the existing garage into a family room leaving no garage on the property**

Part 9. Submittal Requirement Checklist

	Required Documents	Hard Copies	Electronic Submission (.pdf) (Required Document Name)
	A. Required for all Area Variance Applications		
<input checked="" type="checkbox"/>	Master Application Form	1	Master Application Form
<input checked="" type="checkbox"/>	Area Variance Application Form	1	Area Variance Form
<input type="checkbox"/>	Rejection Letter from Chief Planning or Building Official	1	Rejection Letter
<input checked="" type="checkbox"/>	Color photographs of the property in context with surrounding properties, on printed paper	1	Photographs
<input checked="" type="checkbox"/>	Site Plan showing lot lines, dimensions, buildings, driveways, parking, landscaping, etc.	2	Site Plan
<input checked="" type="checkbox"/>	Application fee as established in the Albany Fee Schedule identified in the Albany Administrative Manual	1	N/A
	B. Voluntary or Upon Request		
<input type="checkbox"/>	Environmental Assessment Form as required by SEQR	1	EAF
<input type="checkbox"/>	Floor Plan (if new construction or an addition)	2	Floor Plan
<input type="checkbox"/>	Building Elevations showing building height in relation to buildings on adjacent properties (if variance for a structure, building, fence, etc.)	2	Elevation
<input type="checkbox"/>	Project Narrative	1	Project Narrative
<input type="checkbox"/>	Any additional information determined to be necessary to the Chief Planning Official	1	[Document Name]

LOT LINES AND DIMENSIONS ARE THE SAME AS LOT NO. 2 WOODRIDGE STREET AS SHOWN ON SUBDIVISION MAP ENTITLED "SUBDIVISION PLAN PINEHURST ESTATES" DATED JUNE 16, 1978 AND PREPARED BY SMITH & MAHONEY, CONSULTING ENGINEERS & SURVEYORS, FILED IN THE ALBANY COUNTY CLERK'S OFFICE AS MAP NO. 5463-B DRAWER NO. 169

WOODRIDGE STREET
(60' R.O.W.)



LANDS N/F OF
MUNCIE CONSTR.
CORP.

see
ATTACHMENT
A

PINEHURST BOULEVARD
(80' R.O.W.)

NOTES

ROADS SHOWN ARE SUBJECT TO USE OF THE PUBLIC UNLESS OTHERWISE NOTED.
PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.
PROPERTY LINES ARE A RESULT OF PHYSICAL EVIDENCE SHOWN, MAPS AND DEEDS OF RECORD.

COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

ALTERATION OF THIS DOCUMENT, EXCEPT BY A LICENSED LAND SURVEYOR, IS ILLEGAL.

Michael D. Austin

SURVEY MAP OF
LOT NO. 2 WOODRIDGE STREET
PINEHURST ESTATES
CITY OF ALBANY

CITY OF ALBANY COUNTY ALBANY
SCALE 1" = 30' DATE MAY 6, 1987

MICHAEL D. AUSTIN
LICENSED LAND SURVEYOR
18 WATER STREET
WORCESTER, NEW YORK 12197

DATE	DESCRIPTION
5-24-87	SURVEY COMPLETED

LIC. NO. 49327

House

Pool

14'6"

9'

9'

20'

CLF 8'

GARAGE/SHED

26'

8'

25'

ATTACHMENT A

GARAGE DOOR

Property Line 61'

20'

8'

36'

X = CHAIN LINK FENCE
W = WINDOW
D = DOOR
CLF

Road

